

NO TRANSFER
TAX PAIDTRUSTEES' DEED
(Maine Statutory Short Form)

015058

62-32

KNOW ALL PERSONS BY THESE PRESENTS, that We, MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, all of Waterville, County of Kennebec, State of Maine, Trustees of the COSGROVE FAMILY TRUST dated December 18, 1989, by the power conferred by law, and every other power, in distribution of the Trust, grant to MARJORIE A. COSGROVE, of Waterville, County of Kennebec, State of Maine, individually, with a mailing address of 3 Lantern Lane, Waterville, ME 04901, being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described in Schedule A annexed hereto, incorporated herein and made a part hereof [thus creating a 100% ownership interest in the Grantee in the premises]. Together with all rights, easements, privileges and appurtenances belonging to the granted premises.

Reference may be made to a Trustees' Deed from MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, Trustees under the COSGROVE LOVING TRUST, to the Grantors herein, dated March 28, 1996, and recorded in the Kennebec County Registry of Deeds, Book 5114, Page 207.

IN WITNESS WHEREOF, the said MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, Trustees of the said COSGROVE FAMILY TRUST, have hereunto set their hands and seals, this 20th day of June, 1996.

WITNESS:

John F. Williams
John F. Williams
John F. Williams

COSGROVE FAMILY TRUST

Margorie A. Cosgrove TTEE
MARJORIE A. COSGROVE, Trustee

David A. Cosgrove TTEE
DAVID A. COSGROVE, Trustee

Jane E. Dirkman TTEE
JANE E. DIRKMAN, Trustee

STATE OF MAINE
Kennebec, ss.

June 20, 1996

Personally appeared the above-named MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN in their said capacity as Trustees of the COSGROVE FAMILY TRUST and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,

Adrienne M. Campbell
Notary Public/Maine

My Commission Expires:

ADRIENNE M. CAMPBELL
Notary Public
My Commission Expires
November 12, 1998

52-32
SCHEDULE A230 Main Street

An undivided one-half (1/2) interest in a certain lot or parcel of land situated on the west side of Main Street in the City of Waterville, County of Kennebec, State of Maine and bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the westerly line of said Main Street; thence running westerly one hundred and forty-seven and two tenths (147.2) feet to an iron pin set in the ground; thence running northerly eighty-seven (87) feet to a granite monument set in the ground; thence easterly one hundred and seventeen (117) feet to the westerly line of said Main Street; thence running southerly in said westerly line of said Main Street eighty-two (82) feet to the point of beginning said premises contain eleven thousand one hundred and fifty-four square feet (11,154), more or less.

The beginning point on the westerly line of Main Street as stated above, according to a deed of the property between the southern bound of the above parcel and North Street is one hundred thirty-nine and six tenths (139.6) feet from the intersection of North and Main Streets.

Being the same property devised under the Will of Eva L. Webster, abstract in the Kennebec County Registry of Deeds in Book 1472, Page 64.

The northerly bound of the above property is clarified in a Quit-Claim Deed from Julia M. Sweeney to the said Eva L. Webster et al dated June 26, 1918 and recorded in Book 565, Page 493.

Being the same premises conveyed by Marjorie A. Cosgrove to Robert F. Cosgrove and Marjorie A. Cosgrove, Trustees, or their successors in trust, under the Cosgrove Loving Trust dated December 18, 1989, by deed dated September 23, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3984, Page 127.

RECEIVED RECORDED 33.

1996 JUN 27 AM 9:00

ATTEST: *William B. Smith*
REGISTER OF DEEDS